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February 12, 2007

VIA HAND DELIVERY

City of Las Vegas
PLANNING & DEVELOPMENT
731 S. Fourth Street
Las Vegas, NV 89101

**Re: REVISED Justification Letter for Zone Change & Site Development Review
APN: 125-20-301-015**

To Whom It May Concern:

Please be advised that this office represents Towne Vistas, LLC (the "Applicant") with regard to the above-referenced matter. The property is generally located near Durango and 2-15, more particularly known as APN: 125-20-301-015 (hereinafter referred to as the "Site"). In addition, the applicant is requesting a variance from Title 19 residential adjacency standards.

The current general plan designation for the Site is M-TC, which permits up to twenty-five (25) units per acre. The Site is currently zoned Undeveloped Town Center (U-TC). The Applicant is seeking a zone change from U-TC to TC, which conforms to the general plan. In addition, the Applicant is applying for a site development review.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Very truly yours,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Anthony J. Celeste

AJC/dmf



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SDR-19211
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